



# Oregon Department of Human Services & Oregon Health Authority

## 2023-25 Agency Facility Plan

Capital Projects Advisory Board

May 13<sup>th</sup>, 2022

# Agency Overview



- **Mission:** To help all Oregonians in their own communities achieve well-being and independence through opportunities that protect, empower, respect choice, and preserve dignity.
- **ODHS Vision:** Safety, Health, and Independence for All Oregonians.
- **OHA Vision:** A Healthy Oregon through Oregon Health Plan, Newborn Screening, Psychiatric Care, Investigating disease and food-borne outbreaks.
- **Business Needs:**
  - ODHS provides critical services and supports for Oregonians in the communities where they live. Five ODHS Programs provide critical services, Child Welfare, Self-Sufficiency, Aging and People with Disabilities, Developmental Disabilities and Vocational Rehabilitation.
  - OHA's programs include Public Health Division, Health Systems Division, Health Policy and Analytics. (OHA State Hospital has a separate facilities management team)
- **Portfolio Size:** (Facilities/Replacement Value) 3.6 million Square Feet of Commercially leased office space in 164 offices. ODHS/OHA lease 7 DAS buildings including HSB, PSOB and the Public Health Lab in Hillsboro.
- **Funding Type:** ~75% Federal funds and Grants, ~25% state funds

# Planning Factors



- Aligning locations where we can best serve clients seeking our services
- ODHS offices are most effective when located near public transportation and within communities in need of social services
- ODHS/OHA do not own any office buildings, all offices are commercially leased properties
- In connection with *No Wrong Door*, seek to combine program services (CW, SSP, APD, VR) so all services are available to the public at each location
- Utilize Remote Work, Eligibility Determination call centers, Eligibility services online via [OregOneeligibility](#)

# Facility Strategies



- New properties are leased/authorized only by an approved business case to the ODHS/OHA Facilities Governance Committee
- Work with DAS Leasing to identify suitable locations (based upon business case specification)
- New facilities are added due to demand for services (typically impacted by changes to demographics and gentrification)
- Lease terms are used to align office space reviews and determine replacement strategies (if needed). Use coterminous lease terms in cities and counties where possible
- ODHS/OHA Facilities work directly with landlord/architects to design building function and layout of interior to meet programmatic business flow and needs
- Focus on: Clear way finding (signage in multiple languages), trauma informed design (promotes safety and calm), well organized lobbies, gender neutral and family restrooms for staff and clients



# Facility Strategies (Cont.)

- In multistory offices, all client services (eligibility assessment, child and family visitations) are located/conducted on the first floor
- We install controllable LED lighting whenever possible, water coolers with bottle fillers, MERV-13 (HVAC) filtration, coffee bars, break areas with kitchens when possible
- Strive to incorporate natural light sources and materials that absorb sound
- Use warm color palette to achieve a welcoming, calm environment
- Use local artwork including tribal artwork
- Recently opened two new locations where rainwater is diverted to bioswales
- Looking at options to add EV charging capacity at larger facilities



# ODHS-OHA Recent Projects



- New office building in **Klamath Falls** (replaces 4 other leased buildings)





# ODHS-OHA Recent Projects (cont.)



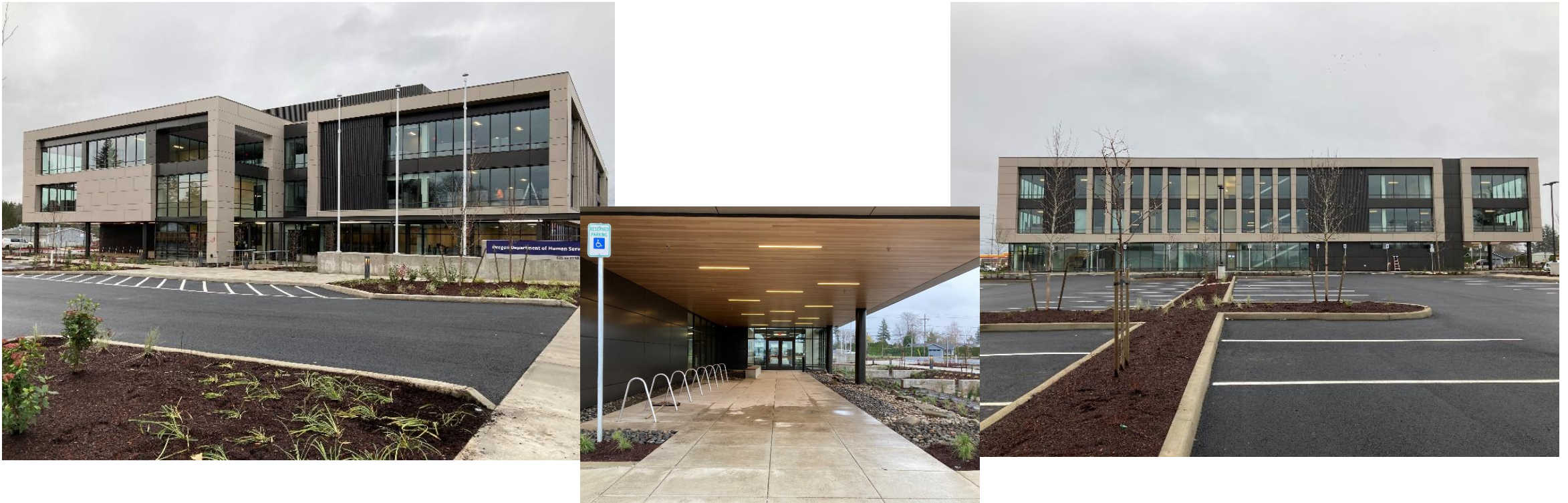
- New office building in **Klamath Falls** (3-Story 92,000 Sq. Ft.) Open April 2022





# ODHS-OHA Recent Projects (cont.)

- New office building in **Gresham** (3-Story 95,811 Sq. Ft.) Opened Feb. 2022







# ODHS-OHA Recent Projects (cont.)

- New office building in **Gresham** (3-Story 95,811 Sq. Ft.)





# ODHS-OHA Upcoming Project

- Developing plans for a new 27,500 Sq. Ft. 2-Story Facility BTS in Brookings
- Timeline for design completion and construction start is under development
- This new location will replace two existing leases

# ODHS-OHA



- Questions?